Staff Summary Report

Development Review Commission Date: 05/08/07 **Agenda Item Number: 2**

SUBJECT: Hold a public meeting for a Development Plan Review for CONCEPT 1037 LOFTS located at 1037 South Farmer Avenue.

DOCUMENT NAME: DRCr_CONCEPT1037_050807 **PLANNED DEVELOPMENT (0406)**

SUPPORTING DOCS: Yes

COMMENTS: Request for **CONCEPT 1037 LOFTS (PL070059)** for seven (7) new residential condominium units within two 25-foot tall buildings on .468 acres, in the R-3 Multi-Family Residential Zoning District. The request includes the following:

DPR07055 – Development Plan Review including site plan, building elevations, and landscape plan.

The applicant is Nick Nevels and Bill Osborne of NO Studio Architects, on behalf of Glenn Balliet, owner.

PREPARED BY: Diana Kaminski, Senior Planner (480-858-2391)

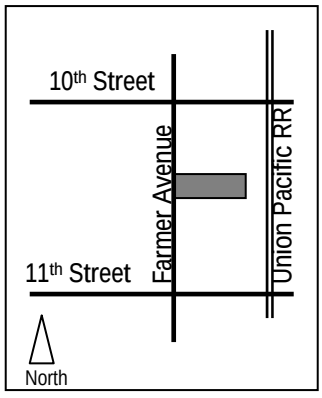
REVIEWED BY: Lisa Collins, Planning Director (480-350-8989)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: **Staff – Approval, subject to conditions (1-22).**

ADDITIONAL INFO:



Gross/Net site area	.468 acres
Building area	5,066 s.f.
Lot Coverage	40.6% (50% maximum allowed)
Building Height	25 ft (30 ft maximum allowed)
Building setbacks	20‘ front, 10’ side, 15’ rear
Landscaped area	26.5% (25% minimum required)
Vehicle Parking	12 spaces (12 min. required, 15 max allowed)
Bicycle Parking	8 spaces (4 minimum required)

A neighborhood meeting is not required with this application. The applicant did meet with the Mitchell Park East neighborhood chairperson and a few other residents to review the proposed site plan.

The proposed project conforms to the General Plan, Zoning and Development Code and District standards, no use permits or variances are being requested.

The site is encumbered by a 29 foot overhead power line easement, and a 16 foot utility access easement which affects the site plan and development of this site.

ATTACHMENTS:

COMMENTS:
The applicant is requesting an approval for a Development Plan Review for a project consisting of two 25-story buildings with seven residential condominiums within 5,066 s.f. of building area on .468 acres. This site is located south of University Drive, between 10th and 11th streets, on the east side of Farmer Avenue, in the Mitchell Park East neighborhood. For further processing, the applicant will need approvals for a Condominium Plat (Horizontal Regime), to create individual for-sale condominium units.

PUBLIC INPUT:
The applicant met with nearby residents and the chairperson of Mitchell Park East Neighborhood Association on February 27, 2007. This was an informal meeting; not required or advertised as a neighborhood meeting. Staff spoke with the chairperson following the meeting to determine the opinion of those in attendance. Four neighbors met at her home, they liked the concept and the density proposed. They liked the "sustainability" of the plan and that there was no paved parking. They liked the trash container location and the landscape and courtyard, and details of the fences on the north and south sides of the property. They did not like the idea of the project being gated because it was out of character with the area. Subsequent to this meeting and further discussions with staff, the gated entry was removed, opening the site up to the rest of the neighborhood.

The applicant has had multiple staff reviews with recommendations for modification to conform to the Zoning and Development Code and site specific design considerations. During this preliminary process, Salt River Project (SRP) indicated several issues with the proposed project. There is a 29 foot overhead power line maintenance easement along the east side of the property; SRP is willing to allow the building to encroach as designed, but "intends to utilize the entire 29 foot easement on the north and south side of the building for access and crane setup. This is based upon the entire building length of approximately 60 ft running north and south." The site is also required to maintain the first 16 feet of that 29 foot easement as a vehicle accessible easement, with no structures, fences, trees or landscape other than SRP approved ground cover plants. "There are few other issues of concern: 1. The metal exterior of the building and any other conductive materials located in or near SRP's easement may need to be grounded to avoid nuisance shocking. The developer is responsible for hiring an electrical engineering consultant to design the appropriate grounding. 2. A study performed by an electrical engineering consultant will determine the effects of the two existing 230KV circuits on computer usage in close proximity to these EHV transmission lines." As a result of this input from Salt River Project, staff has added conditions of approval to address these concerns.

PROJECT ANALYSIS
This proposal is consistent with the General Plan 2030 Projected Land Use and Residential Density maps, and furthers many of the objectives within the elements of the General Plan. The applicant has voluntarily met with residents prior to submitting the project for the Development Review process, and has modified the site plan based on public and staff input. The project encourages reinvestment and redevelopment appropriate to the area, and conforms to the base code standards for the R-3 Multi-family district. The project is human scaled, flexible and provides a focal point for the area. It creates a recognizable and usable place that enhances enclosure, including the use of outdoor rooms. Yet the design is permeable, transparent and connected to the rest of the community, providing opportunities for interaction and observation to both the street and the railroad corridor. The first floor of the living spaces have large swinging gates that open onto a landscaped front patio made of concrete pavers and a combination of Muhlenbergia grasses creating outdoor rooms for street front interaction. The units also have operable windows to open up to the street front, or to the courtyard in the center of the two buildings. This also maximizes cross breezes within the interior space. The eastern building opens directly onto the back yard common area, creating a second front porch affect that adds security to the railroad corridor.

The buildings are Modern architecture, with the form following the function with an honest use of materials that lack ornamentation. The scale of the buildings is appropriate to the area, with two buildings at 25 feet tall the project is less massive than some of the nearby apartment complexes. The interior living space is

generous, open and flexible, providing a livable area of 1,000 or 1,340 square feet, these units are equal to or larger than many homes in the neighborhood. The units have been parked as one bedroom units, because the loft space functions as a separate independent sleeping space, not as a studio unit with shared day/night uses. There is no on-street parking on the east side of Farmer Avenue, and the site accommodates the required guest and ADA accessible parking.

As an infill property, the proposed development provides seven housing units constructed of masonry block, and clad in weathered ribbed metal screen with naturally aged steel accents and louvers. Clear and translucent operable glazing and clear anodized Aluminum louvers for shade. The materials and building form are clearly inspired by the proximity to the railroad, celebrating this unique location in buildings that resemble stacked box cars. The materials will require little maintenance, and are not subject to the need to paint or be resurfaced, adding to the longevity of the building product. The metal skin on the building is set off of the masonry, shading the entire structure and acting as a radiator to dissipate heat faster.

Most buildings within this neighborhood use roof-mounted HVAC, which would be preferable to the ground mounted units which take up space along a tight north side walkway. However, the northern ground location of these units provides for the maximum efficiency of the air conditioners. Staff had inquired about the possibility of adding green roof-top gardens using xeriscape materials; however, the applicant indicated that this was not possible within the budget. Refuse is provided in individual cans, and will also use shared roll-out recycling cans. The cans are stored on the north side of the buildings, behind sliding screens which hide them from view.

The proposed landscape for the development is xeriscape, with a limited palette of low maintenance plants. The applicant has indicated in the project narrative that the landscape is “mature xeriscape” however, there appear to be no mature species salvaged or imported for this project. The largest tree caliper is 1 ½”, a 24” box specimen. The landscape is however heavily planted with trees, in excess of required trees for multi-family sites. At maturity, the front yard may have a bosque appearance with touching canopies fully shading the western side. Trees are also provided along the south side parking area. Landscape is limited on the north by the narrow size of the area. An eight foot high wall will be constructed and use green screen insets to provide first floor surveillance between properties, while providing privacy along the majority of the wall. Landscape is also limited on the east due to the Salt River Project easement restrictions. Fences, thorny materials, tall shrubs and trees are not allowed within this easement, but Salt River Project provided a list of preapproved herbaceous plant materials. The eastern yard appears barren; staff had recommended turf in this location, however the revised site plan indicates decomposed granite with rows of Mulhenhbergia rigida. The eastern yard would benefit from additional vegetation, to better define the private property boundary, reduce heat gain, provide privacy and visual interest from the units, and treat the eastern yard with the same aesthetic consideration as the western yard. The stabilized decomposed granite drive aisle and parking minimizes the amount of paving on site to increase permeable surface and decrease heat gain.

CONCLUSION:
The request complies with General Plan 2030 projected land use and residential density for this site. The proposed Development Plan implements the General Plan goals and objectives, by providing site-sensitive in-fill development, with the potential for owner-occupied housing and more options to Tempe’s existing housing stock. The proposed Development Plan was designed to conform to the standards of the Zoning and Development Code without requiring deviations from the code, and yet provides a unique and creative solution to a challenging urban neighborhood infill site. Staff recommends approval of the requested Development Plan.

REASONS FOR APPROVAL:
1. The project meets the General Plan Projected Land Use and Projected Residential Density for this site.
2. The project will meet the development standards required under the Zoning and Development Code.

CONDITIONS OF APPROVAL:

1. A Condominium Plat (Horizontal Regime) is required for this development and shall be recorded prior to an occupancy permit.

2. The Subdivision Plat (Condominium Plat) for CONCEPT 1037 shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Failure to record the plat within one year of City Council approval shall make the plan null and void.

3. Your drawings must be submitted to the Development Services Building Safety Division for building permit by May 8, 2008 or Development Plan approval will expire.

4. The owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site as well as for storage of the refuse and recycling containers. The CC&R's shall be reviewed and in a form satisfactory to the Development Services Manager and City Attorney.

- Verify all comments by the Public Works Department, Development Services Department, and Fire Department given on the Preliminary Site Plan Reviews dated **March 7 and 28, 2007**. If questions arise related to specific comments, they should be directed to the appropriate department, and any necessary modifications coordinated with all concerned parties, prior to application for building permit. Construction Documents submitted to the Building Safety Department will be reviewed by planning staff to ensure consistency with this Design Review approval prior to issuance of building permits.

- Under an agreement between the City of Tempe and the State of Arizona, Water Conservation Reports are required for landscape and domestic water use for this project. Have the landscape architect and the mechanical engineer prepare reports and submit them with the construction drawings during the building plan check process. Report example is contained in Office Procedure Directive # 59, available from Building Safety (480-350-8341). Contact Pete Smith of Water Resources (480-350-2668) if there are any questions regarding the purpose or content of the water conservation reports.

- The project site does not have an Archaeologically Sensitive designation. However, State and federal laws apply to the discovery of features or artifacts during site excavation (typically, the discovery of human or associated funerary remains). Where such a discovery is made, contact the Arizona State Historical Museum (520-621-6302) for removal and repatriation of the items. Contact the Tempe Historic Preservation Officer (Joe Nucci 480-350-8870) if questions regarding the process described in this condition.

- Specific requirements of the **Zoning and Development Code** are not listed as a condition of approval, but will apply to any application. To avoid unnecessary review time, and reduce the potential for multiple plan check submittals, it is necessary that the applicant be familiar with the Zoning and Development Code (ZDC), which can be accessed through www.tempe.gov/zoning, or purchased at Development Services.

- Standard Details:
    - Tempe Standard "T" details may be accessed through www.tempe.gov/engineering or purchased from the Engineering Division, Public Works Department.
    - Tempe Standard "DS" details for refuse enclosures may be accessed through www.tempe.gov/tdsi/bsafety or may be obtained at Development Services**.**

SITE PLAN:

5. Provide a 6’-0” wide public sidewalk, or as required by Traffic Engineering Design Criteria and Standard Details.

6. Place exterior, freestanding reduced pressure and double check backflow assemblies in pre-manufactured, pre-finished, lockable cages (one assembly per cage). If backflow prevention or similar device is for a 3” or greater water line, delete cage and provide a masonry or concrete screen wall following the requirements of Standard Detail T-214.

7. Utility equipment boxes for this development shall be finished in a neutral color (subject to utility provider approval) that compliments the building colors.

8. Driveways:
   a. Provide upgraded paving at driveway apron consisting of unit paving. Extend unit paving in the driveway from the back of the accessible public sidewalk bypass to 20’-0” on site and from curb to curb at the drive edges.
   b. Construct driveways in public right of way in conformance with Standard Detail T-320.
   c. Correctly indicate clear vision triangles at driveway on the site and landscape plans. Identify speed limits for adjacent streets at the site frontages. Begin sight triangle in driveways at point 15’-0” in back of face of curb. Consult “Corner Sight Distance” leaflet, available from Development Services Counter or from John Brusky in Transportation (480-350-8219) if needed. Do not locate site furnishings, screen walls or other visual obstructions over 2’-0” tall (except canopy trees are allowed) within each clear vision triangle.

- 100-year onsite retention required for this property, coordinate design with requirements of the Engineering Department.

- Fire lanes need to be clearly defined. Ensure that there is at least a 20’-0” horizontal width, and a 14’-0” vertical clearance from the fire lane surface to the underside of tree canopies; or overhead structure, if allowed by Fire Department. Details of fire lane(s) are subject to approval of the Fire Department (Jim Walker 480-350-8341).

- Underground utilities requirement excludes high-voltage transmission line unless project inserts a structure under the transmission line. Coordinate site layout with Utility provider(s) to provide adequate access easement(s).

- Clearly indicate property lines, the dimensional relation of the buildings to the property lines and the separation of the buildings from each other.

- Verify location of any easements, or property restrictions, to ensure no conflict exists with the site layout or foundation design.

- Refuse:
  - Individual refuse containers indicated on site plan are exclusively for refuse, and must be stored on the north side of the buildings as indicated on the plan; refuse containers must be rolled to the street for weekly collection, and returned promptly to storage after collection.
  - Develop strategy for recycling collection and pick-up from site with Ron Lopinski. Roll-outs may be allowed for recycled materials.

- Parking spaces:
  - Verify conformance of accessible vehicle parking to the Americans with Disabilities Act of 1990 (42 U.S.C.A. §12101 ET SEQ.) and the Code of Federal Regulations Implementing the Act (28

C.F.R., Part 36, Appendix A, Sections 4.1 and 4.6). Refer to Standard Detail T-360 for parking layout and accessible parking signs.

- Provide demarcated accessible aisle for disabled parking and a solid surface from the ADA parking stall across the drive aisle, to the courtyard entrance of the units.
- Provide bicycle parking loop/rack per standard detail T-578. Provide 2'-0" by 6'-0" individual bicycle parking spaces. One loop may be used to separate two bike parking spaces. Provide clearance between bike spaces and adjacent walkway to allow bike maneuvering in and out of space without interfering with pedestrians or landscape materials.

FLOOR PLANS:

9. Design building entrance(s) to maximize visual surveillance of vicinity. Limit height of walls or landscape materials, and design columns or corners to discourage to opportunity for ambush opportunity. Distances of 20'-0" or greater, between a pedestrian path of travel and any hidden area allow for increased reaction time and safety.

BUILDING ELEVATIONS:

10. Provide main colors and materials with a light reflectance value of 75 percent or less. Specific colors and materials exhibited on the materials sample board are approved by planning staff. Submit any additions or modifications for review during building plan check process. Planning inspection staff will field verify colors and materials during the construction phase.

11. Conceal roof drainage system within the interior of the building. Minimize visible, external features, such as overflows, and where needed design these to enhance the architecture of the building.

12. Incorporate lighting, address signs, incidental equipment attachments where exposed into the design of the building elevations so that the architecture is enhanced by these elements.

13. Locate the electrical service entrance section (S.E.S.) on the north side of the building.

14. Exposed conduit, piping, etc. is not allowed unless a creative conduit surface design that compliments the architecture is reviewed and approved by planning staff.

- Measure height of buildings from top of curb along front of property (as defined by Zoning and Development Code).

- Avoid upper/lower divided glazing panels in exterior windows at grade level, particularly where lower (reachable) glass panes of a divided pane glass curtain-wall system can be reached and broken for unauthorized entry. Do not propose landscaping or screen walls that conceal area around lower windows. If this mullion pattern is desired for aesthetic concerns, laminated glazing may be considered at these locations.

LIGHTING:

15. Illuminate building entrances from dusk to dawn to assist with visual surveillance at these locations.

- Follow requirements of Zoning and Development Code and the guidelines listed under appendix E "Photometric Plan" of the Zoning and Development Code.

LANDSCAPE:

16. In accordance with Section 4-704 of the Zoning and Development Code, the parking lot area shall comply with required parking lot shade requirements. Due to the powerline easement precluding an eastern landscape island, submit a shade study that provides for a minimum of 20% shade over the parking area, in compliance with Option 2.

17. Irrigation notes:
    a. Provide dedicated landscape water meter.
    b. Enclose backflow prevention device in a lockable, pre-manufactured cage.
    c. Provide pipe distribution system of buried rigid (polyvinylchloride), not flexible (polyethylene). Use of schedule 40 PVC mainline and class 315 PVC ½" feeder line is acceptable. Class 200 PVC feeder line may be used for sizes greater than ½" (if any). Provide details of water distribution system.
    d. Locate valve controller in a vandal resistant housing.
    e. Hardwire power source to controller (no receptacle).
    f. Controller valve wire conduit may be exposed if the controller remains in the mechanical yard.
    g. Provide temporary irrigation for the native hydro-seed area. Dismantle this irrigation system when germination of hydro-seed is seen.
    h. Repair existing irrigation system in the adjacent public right of ways where damaged by work of this project. Provide temporary irrigation to existing landscape in these frontages for period of time that irrigation system is out of repair. Design irrigation so this frontage is irrigated as part of the office system at the conclusion of this construction.

18. Include requirement in site landscape work to de-compact soil in planting areas on site and in public right of way and remove construction debris from planting areas prior to landscape installation.

19. Top dress planting areas with a rock or decomposed granite application. Provide rock or decomposed granite of 2" uniform thickness or less. Provide pre-emergence weed control application and do not underlay rock or decomposed granite application with plastic.

- Prepare an existing plant inventory for the site and adjacent street frontage. The inventory may be prepared by the Landscape Architect or a plant salvage specialist. Note original locations and species of native and "protected" trees and other plants on site. Move, preserve in place, or demolish native or "protected" trees and plants per State of Arizona Agricultural Department standards. File Notice of Intent to Clear Land with the Agricultural Department (602-364-0935). Notice of Intent to Clear Land form is available at www.agriculture.state.az.us . Follow the link to "form", to "native plants", and to "notice intent to clear land".

- Indicate the location of all exterior light fixtures on the site, landscape (and photometric) plans. Avoid conflicts with lights in order to maintain illumination levels for exterior lighting.

SIGNAGE:

20. Provide building address signs on the east and west building elevations of each building, horizontally near either end of the elevation and vertically between the second floor level windows and the top of the building. Conform to the following guidelines for building address signs:
    a. Compose address signs of 8" high, individual mount, metal reverse pan channel characters.
    b. Coordinate address signs with trees, vines, or other landscaping, to avoid any potential visual obstruction.
    c. Do not affix a number or letter to the building that might be mistaken for the address assigned to the building.
    d. Provide minimum 50 percent contrast between address and the background to which it is attached.
    e. Illuminate address signs.

21. Provide 4" high non-illuminated unit numbers on the front first floor of each unit, align horizontally and vertically for uniform appearance.

22. Utility meters shall utilize a minimum 1" number height in accordance with the Tempe electrical code and utility company standard.

HISTORY & FACTS:

July 9, 1964	Council authorized sale of site to Jehovah's Witnesses.
November 4, 1964	Watchtower Bible and Tract Society received building permits to enlarge the church with the addition of a foyer and library.
October 15, 1971	Kingdom Hall of Jehova Witness received building permits to enlarge the church with a new entry. Between 1971 and 1989 additional modifications were made, but it is unclear when it became residences.
September 14 1994	Design Review Board approved modifications to the site plan and landscaping to accommodate a Montessori Pre-school. (DRB94315)
September 20, 1994	Hearing Officer approved a use permit to allow Alpha Montessori School to operate a preschool on the R-3 zoned property.
January 31, 1996	Hearing Officer denied a use permit to allow Phi Gamma Delta Fraternity to operate a fraternity house on the R-3 zoned property. The 2,504 square foot structure has one water meter and has functioned as an apartment complex for an undetermined period of time; the most recent owner purchased the property in 2005.

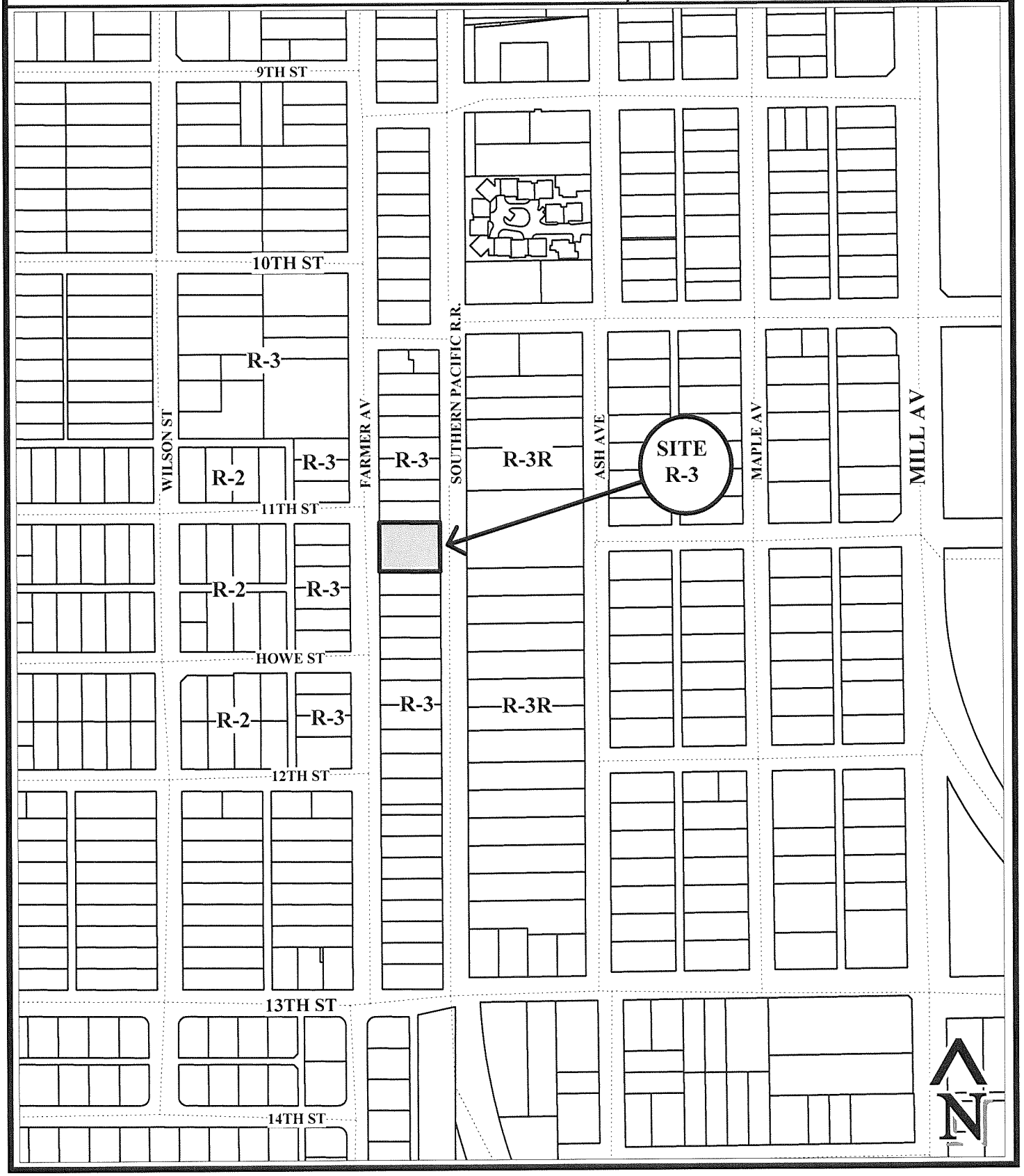
ZONING AND DEVELOPMENT CODE REFERENCE:

Section 6-306, Development Plan Review

Tempe

CONCEPT 1037 LOFTS

PL070059

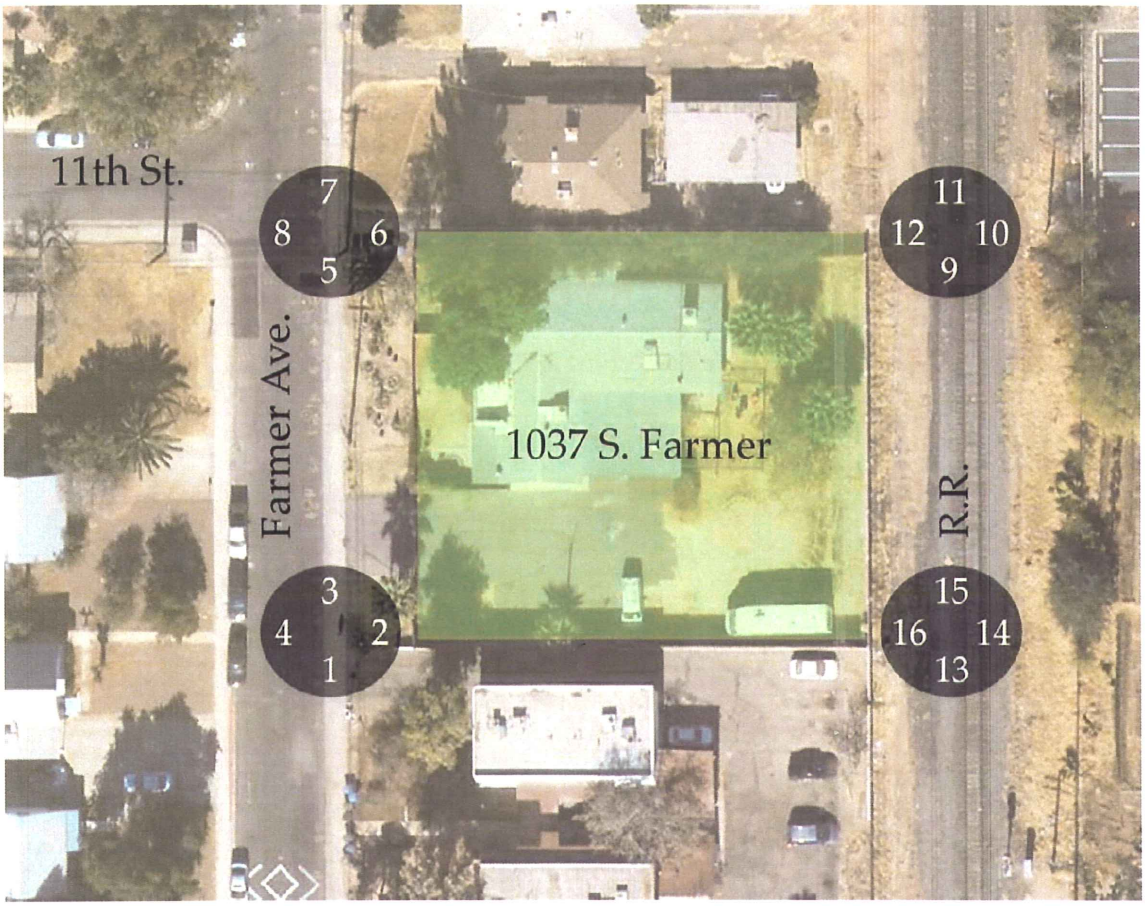


Location Map

CONCEPT 1037 LOFTS (PL070059)

Concept 1037 Lofts

Property Aerial and Context Photos



PERSPECTIVE KEY

PERSPECTIVE 1: SOUTHWEST CORNER OF SITE FACING SOUTH (FARMER AVENUE)

PERSPECTIVE 2: SOUTHWEST CORNER OF SITE FACING EAST (FARMER AVENUE)

MAR 2 0 2007

PERSPECTIVE 3: SOUTHWEST CORNER OF SITE FACING NORTH (FARMER AVENUE)

PERSPECTIVE 4: SOUTHWEST CORNER OF SITE FACING WEST (FARMER AVENUE)

MAR 2 0 2007

PERSPECTIVE 5: NORTHWEST CORNER OF SITE FACING SOUTH (FARMER AVENUE)

PERSPECTIVE 6: NORTHWEST CORNER OF SITE FACING EAST (FARMER AVENUE)

MAR 2 0 2007

PERSPECTIVE 7: NORTHWEST CORNER OF SITE FACING NORTH (FARMER AVENUE)

PERSPECTIVE 8: NORTHWEST CORNER OF SITE FACING WEST (FARMER AVENUE)

MAR 2 0 2007

PERSPECTIVE 9: NORTHEAST CORNER OF SITE FACING SOUTH (RAILROAD EASEMENT)

PERSPECTIVE 10: NORTHEAST CORNER OF SITE FACING EAST (RAILROAD EASEMENT)

PERSPECTIVE 11: NORTHEAST CORNER OF SITE FACING NORTH (RAILROAD EASEMENT)

PERSPECTIVE 12: NORTHEAST CORNER OF SITE FACING WEST (RAILROAD EASEMENT)

PERSPECTIVE13: SOUTHEAST CORNER OF SITE FACING SOUTH (RAILROAD EASEMENT)

PERSPECTIVE 14: SOUTHEAST CORNER OF SITE FACING EAST (RAILROAD EASEMENT)

PERSPECTIVE 15: SOUTHEAST CORNER OF SITE FACING NORTH (RAILROAD EASEMENT)

PERSPECTIVE 16: SOUTHEAST CORNER OF SITE FACING WEST (RAILROAD EASEMENT)

Concept 1037 Lofts

Letter of Explanation

SITE RESPONSE

Concept 1037's site organization is a direct response to the developing urban neighborhood of Mitchell Park East. Buildings are pushed as far forward on the site as current zoning code will allow and incorporate open facades along the street edge. The western edge of the project contains large expanses of glass and patios which facilitate direct access to and from the street. The project's connection to the Farmer Avenue allows for passive, natural surveillance of both the site and the neighboring streetscape.

In designing the site wall, cues were taken from adjacent properties employing fenestrated fencing, enhancing the notion of natural surveillance across properties while respecting tenants' privacy needs. The remainder of the site is organized so that central and rear garden spaces enhance the living environment. Building unit alignment (from the front to the back of the lot) and parking area orientation (the southern portion of the lot) increase the site's visual interest, as a variety of view corridors are made available from the Farmer Avenue street edge.

The garden entry court's centrality encourages resident interaction and enhances awareness of the presence of strangers. The common entry court also allows natural surveillance of adjacent unit entries. Windows on the north and south faces of the buildings allow for surveillance of the parking lot and pedestrian access gateways. Garden spaces are not enclosed, allowing a single unit to monitor each garden area, and eliminating potential visual blind spots associated with walled / private yard spaces.

All utilities are placed underground. Utilities, mechanical units, and trash bins have been aligned on the north side of the property, minimizing their aesthetic (and auditory) impacts on shared community spaces. The pedestrian path flows through this area, separating the site's pedestrian and vehicular circulation. The ADA accessible pedestrian path connects the units and common areas to the street, and is well lit for safety and security by building-mounted exterior light fixtures. Building lights are supplemented by additional lighting in the parking area. Site landscaping will be well-kept and maintained by a homeowners association.

ENVIRONMENTAL RESPONSE

The site's buildings are shaded by trees to block solar heat gain to all first level glazing. Operable solar window shade fabric is provided as additional glazing protection. All loft level glazing is equipped with operable metal louvers on the exterior of the building to provide additional solar protection. Trees located in the parking area provide

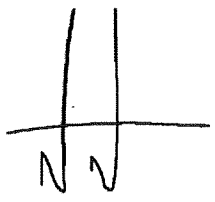
shading for both the parking lot and the southern elevation of each building. The metal panel wall system functions as a solar radiator for the project's masonry walls, reducing the impact of solar rays that pass through the trees, as well as those directly transmitting heat to the interior living spaces. The metal skin further serves to release thermal heat gain in the evenings much more quickly than would masonry alone, culminating in overall energy savings.

The parking lot employs a decomposed granite gravel pave system. The lot's low-impact design helps reduce the heat gain of the parking area, and the need for water retention, as rainfall more easily percolates into the ground table. The driveway uses partially open pavers to further reduce the heat sink effect associated with large paved areas. The hardscape on the remainder of the site is minimized to further reduce heat reflectance and avoid the need for complex retention devices.

SCALE AND APPROPRIATENESS

The building scale is similar to adjacent multifamily housing in the project's immediate vicinity. The building mass has been subdivided to break up its overall scale by creating smaller visual units that are diversified by the building's fenestrations. Large glazed areas allow transparency from the street as well as from the back of the property. Numerous alignments of these glazed elements occur at ground level, which provide diverse viewing angles into the site from the street. Glazed overhead and entry doors provide visual and physical connections to the public spaces on the property.

Material use on the property and the buildings is intended to tie into the industrial nature of the adjacent railway, while remaining refined and sympathetic to the emerging aesthetic of the railway district. There are numerous developments in the immediate area with similar material palettes. The design team desires to provide a rich and sophisticated material palette with a subdued color scheme that is at once unique and complementary to the existing neighborhood landscape.



March 20, 2007

Ralph Dominick Nevels, RA
NO Studio Architects

Concept 1037 Lofts

Project Narrative

INTRODUCTION

The Concept 1037 Lofts project brings beautiful, smart, and progressive multifamily housing to the Mitchell Park East Neighborhood. The project's design reflects respect for the Valley's naturally intense climate and downtown Tempe's varied and active residents. Specific attention has been paid to the people already calling the Mitchell Park East Neighborhood home. Concept 1037 presents the City of Tempe with a redevelopment initiative that promises responsible density, sustainable building methodologies, and accessible home ownership.

PROJECT PLAN

Concept 1037 proposes the demolition of an existing multifamily structure and new construction of seven loft condominiums on the half-acre parcel at 1037 South Farmer Avenue. The project's design includes two masonry structures, each two stories tall with metal skins and large, operable glazing components.

The buildings have been arranged on the site in a manner that embraces the neighborhood while allowing for personal privacy. Through operable windows and oversized first floor doors, each loft's interior living space is able to fully open to the surrounding gardens. An open natural drive court and mature xeriscape speak to the low-impact features of the exterior spaces. The lofts fronting Farmer Avenue have landscaped patios and direct physical and visual interaction with the street, strengthening the character of the development and the surrounding neighborhood.

The loft interiors are defined by large open spaces, tall ceilings and simple layouts punctuated with exposed building materials including concrete, wood and metals. The spaces are intended to serve as blank canvases to be personalized by residents in both function and aesthetic. The lofts are particularly well suited for creative inhabitants desiring personal, flexible and durable living spaces.

THE DEVELOPMENT TEAM

The development team of Keiru Conscious Development and NO Studio Architects consists of young, hardworking idealists dedicated to progressive real estate development. We are seeking novel ways to deliver urban residential and commercial communities to thoughtful, environmentally aware individuals. We're about beauty, utility, and sustainability. We want to construct spaces that reflect our values in locations that facilitate healthy, conscious lifestyles. Concept 1037 will successfully establish precedent for progressive, sustainable, and accessible multifamily redevelopment in Mitchell Park East.

CONCEPT 1037 LOFTS

KEIRU

N.O. STUDIO

Conscious Development

PLAN DATE: 3.19.07

PROJECT DESCRIPTION

PROJECT CONSISTS OF 7 LOFT STYLE CONDOS RANGING FROM 1,000 S.F. TO 1,350 S.F. ON A .5 ACRE LOT IN TWO SEPERATE BUILDINGS. SITE WILL ALSO CONTAIN GARDEN SPACES, A VEGETATED PARKING AREA CONSISTING OF A STABALIZED D.G. PARKING SURFACE, AND UTILIZE TREES AS SHADE CANOPIES.

KEYNOTES

1. EXISTING ROLLED CURB
2. NEW 5' SIDEWALK w/ VERTICAL CURB
3. EXISTING OVERHEAD HIGH TENSION POWER LINES
4. EXTERIOR WALL MOUNTED LIGHT FIXTURE SEE ELEVATIONS
5. EXISTING FIRE HYDRANT
6. EXISTING SITE WALL TO REMAIN
7. NEW TURF BLOCK DRIVE W/ DG FILL IN LIEU OF GRASS
8. NEW SEAT WALL/ WATER FEATURE
9. NEW CONCRETE PAVING
10. NEW COMPACTED D.G. PARKING AREA w/ INTEGRAL STABALIZER MAT
11. BIKE PARKING
12. MECHANICAL UNITS
13. TRASH BINS W/ ROLLING SCREEN
14. GATE
15. MAIL BOXES
16. NEW 5' HIGH SCREEN WALL
17. STEEL PARKING BUMPER
18. NOT USED
19. LANDSCAPE AREA SEE LANDSCAPE PLAN
20. EXISTING POWER AND PHONE LINES TO BE UNDERGROUNDED/REMOVED
21. 2"X2"X8' STEEL POST FENCE. NATURAL FINISH
22. ADA STRIPING/ CONTRASTING ETCHED CONCRETE

LEGAL DESCRIPTION

PARCEL NO. 1

Lot 9, Block 3, FARMER'S ADDITION TO TEMPE, according to Book 1 of Maps, page 53, records of Maricopa County, Arizona.

PARCEL NO. 2

Beginning at the Southwest corner of Lot 9, Block 3, FARMER'S ADDITION TO TEMPE, according to Book 1 of Maps, page 53, records of Maricopa County, Arizona; Thence East along the South line of said Lot 9, to the Southeast corner of Lot 9; Thence South 60 feet to the Northeast corner of Lot 1, Block 4, FARMER'S ADDITION TO TEMPE, Thence West 142.50 feet along the North line of said Lot 1, to the Northwest corner of said Lot 1; Thence North 60 feet to the point of beginning.

LOT COVERAGE

LOT COVERAGE	40.6%
LANDSCAPE AREA	
REQUIRED	25.0%
PROVIDED	26.5%

PROJECT INFORMATION

EXISTING ZONING	R-3 2030 GENERAL PLAN - RESIDENTIAL
PROPOSED ZONING	R-3
SITE DIMENSIONS	115' x 142.5'
BUILDING FOOTPRINT	5,066 sq. ft.
SITE ACREAGE	
NET	.376 ac. Parcel 1 (7,469 s.f.) Parcel 2 (8,584 s.f.)
PROPOSED BUILDING	
HEIGHT	25'-0" - 2 STORIES
USE/OCC	RESIDENTIAL/R-2
CONSTRUCTION TYPE	TYPE V - SPRINKLERED
UNIT DENSITY	19 DU/AC 2030 GENERAL PLAN - 25 DU/AC
NUMBER OF UNITS	7 - STUDIO LOFTS
PARKING CALCS	
UNIT REQUIRED (1.5 SPACE 1 BEDROOM = 10.5 SPACES REQUIRED)	
PROVIDED	10.5 SPACES
GUEST	11 SPACES
REQUIRED (.2 SPACE PER UNIT = 1.4 SPACES REQUIRED)	
PROVIDED	1 SPACES
BIKE	1 SPACES
REQUIRED (.5 SPACE PER UNIT = 3.5 SPACES REQUIRED)	
PROVIDED	4 SPACES
ADA PARKING SPACES	8 SPACES
	1 PROVIDED
	1 / 12 = 9% of total

LEGEND

CONCRETE

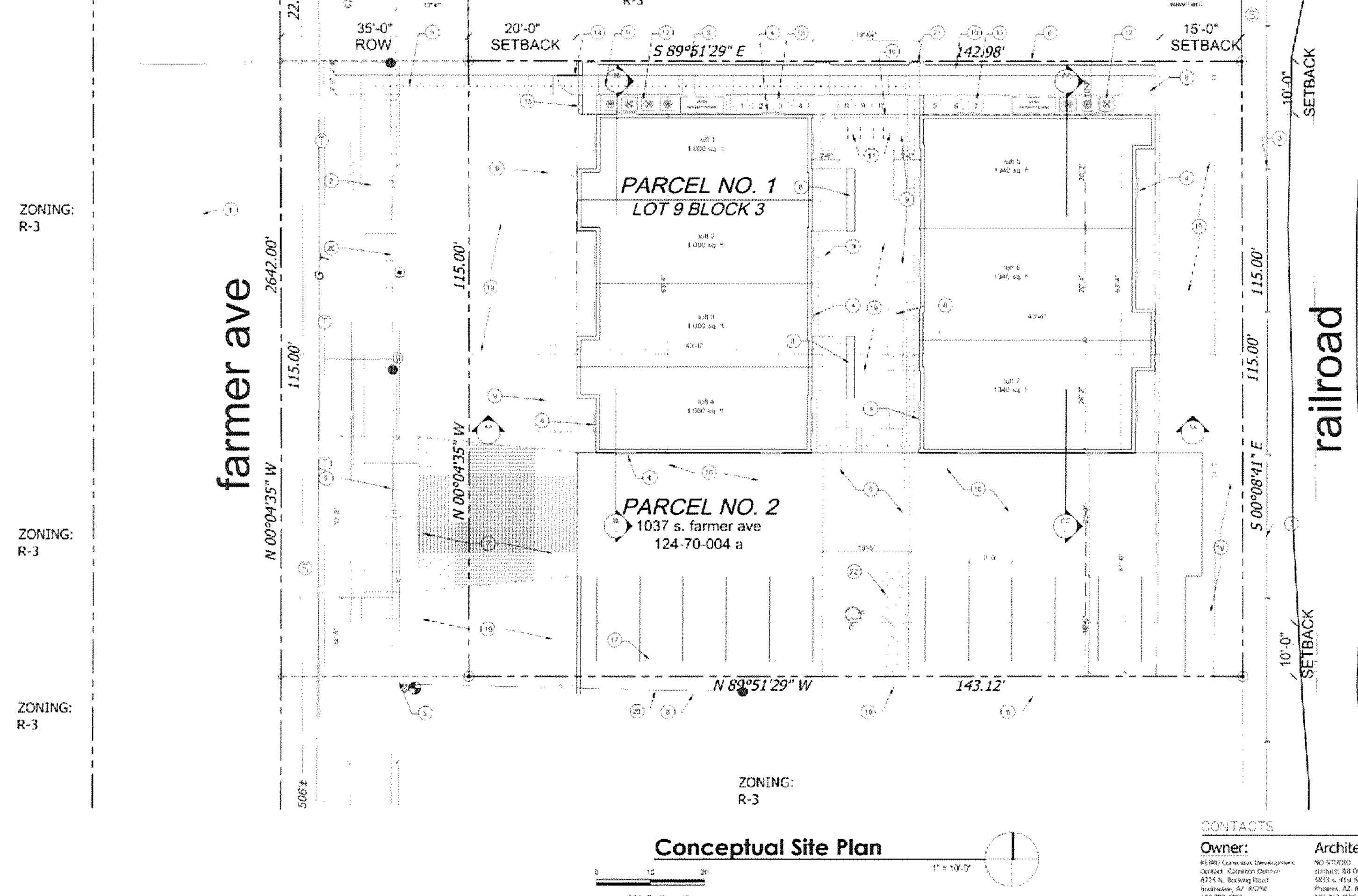
DG PARKING AREA

CURB & GUTTER

TURF BLOCK PAVERS

NEW LANDSCAPE

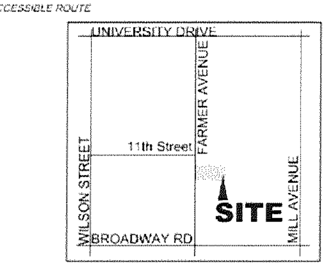
ACCESSIBLE ROUTE



Conceptual Site Plan

1" = 10'-0"

SCALE: 1" = 10'



VICINITY MAP

NOT TO SCALE

CONTACTS

Owner:

Architect: NO STUDIO

Landscape Architect:

Civil Engineer:

F

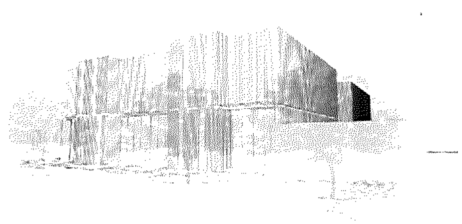
CONCEPT 1037 LOFTS

KEIRU

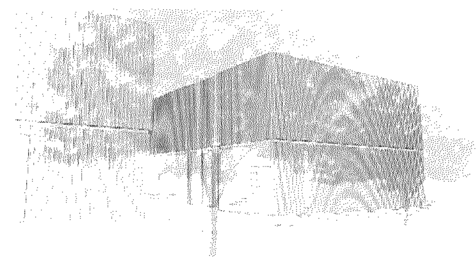
Conscious Development

N O STUDIO

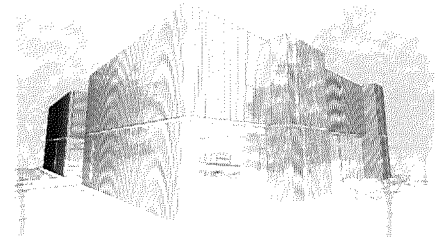
5633 south 41st street phx az 85040
602 717 4585



Southwest Farmer Ave. Elevation



Parking/ Entry Garden Elevation



Southeast Railway Elevation

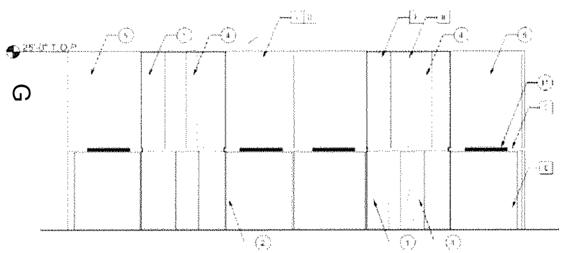
KEYNOTES

1. WEATHERED RIBBED METAL EXTERIOR RAINSCREEN
2. INSULATED OPERABLE GLASS WALL (CLEAR)
3. INSULATED GLASS DOORS (CLEAR)
4. INSULATED GLASS WINDOWS (CLEAR/TRANSLUCENT)
5. VERTICALLY ORIENTED OPERABLE METAL LOUVER FINISH TO MATCH RAINSCREEN
6. MECHANICAL UNITS
7. REFUSE ENCLOSURE W/ OPERABLE SCREEN WALL
8. SES/ ELECTRICAL METERS
9. SITE/ SCREEN WALL
10. BUILDING ELEVATION BEYOND
11. 4' FLUORESCENT LIGHT FIXTURE IN STEEL COVE BOX

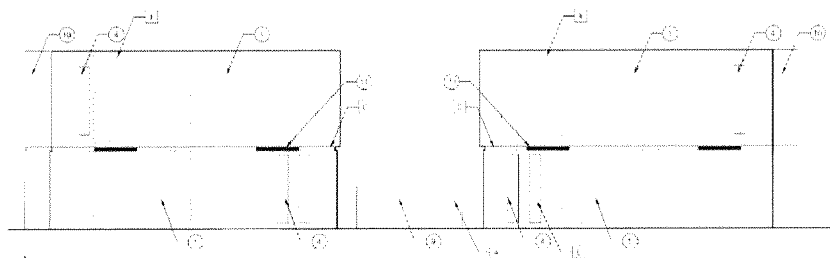
MATERIAL LEGEND

- A. GREY CMU BLOCK
- B. WEATHERED RIBBED METAL RAINSCREEN
- C. NATURALLU AGED STEEL ACCENTS
- D. NATURALLY AGES STEEL LOUVERS
- E. CLEAR GLAZING
- F. TRANSLUCENT GLAZING
- G. CLEAR ANODIZED ALUMINUM STOREFRONT

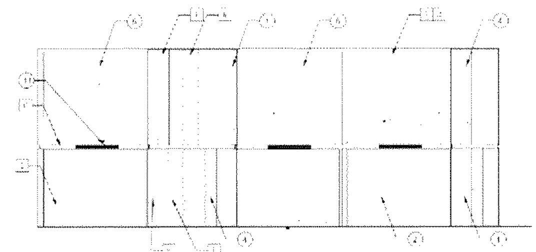
G



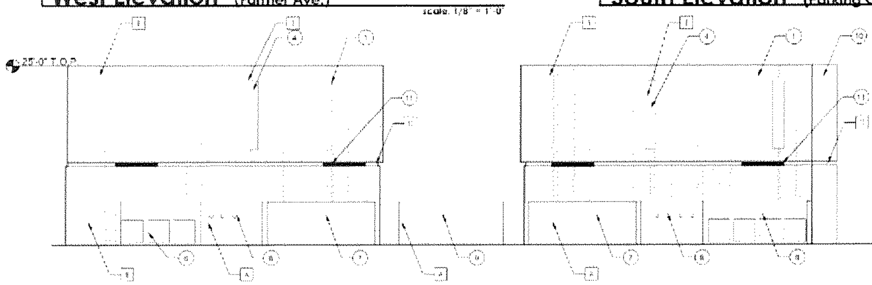
West Elevation (Farmer Ave.)
scale: 1/8" = 1'-0"



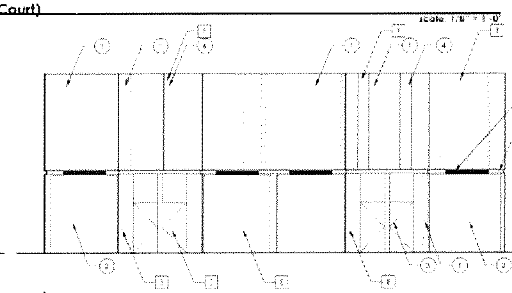
South Elevation (Parking Court)
scale: 1/8" = 1'-0"



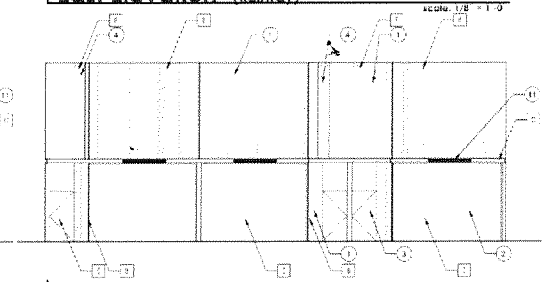
East Elevation (Railway)
scale: 1/8" = 1'-0"



North Elevation
scale: 1/8" = 1'-0"



West Elevation (Garden Entry Court)
scale: 1/8" = 1'-0"



East Elevation (Garden Entry Court)
scale: 1/8" = 1'-0"

CONCEPT 1037 LOFTS

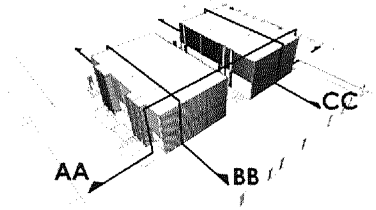
N.O STUDIO

5833 south 41st street phx az 85040
602 717 4585

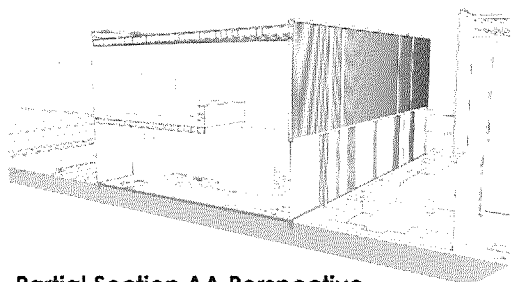
KEIRU

Conscious Development

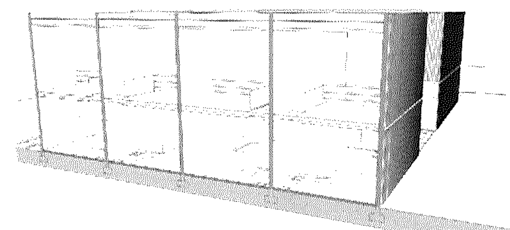
PLAN DATE: 3.19.07



Section Key



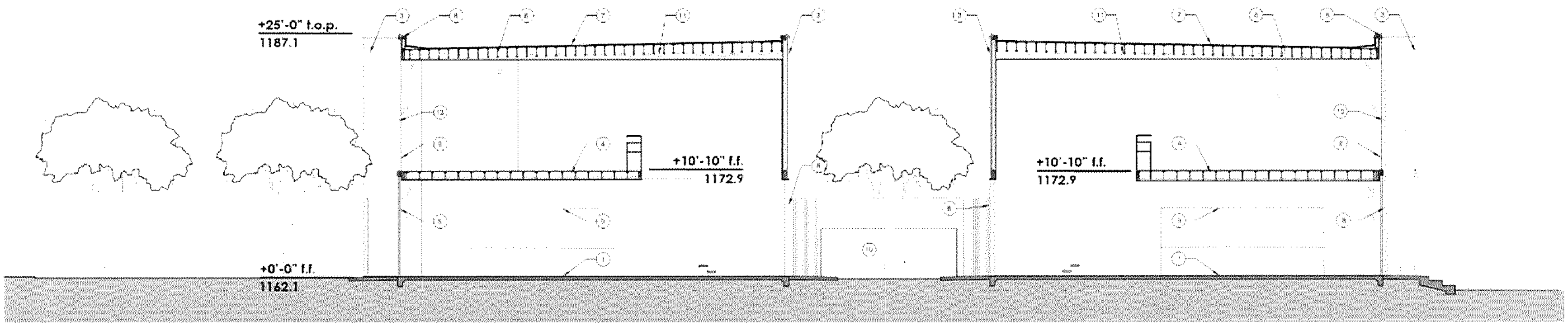
Partial Section AA Perspective



Section BB Perspective

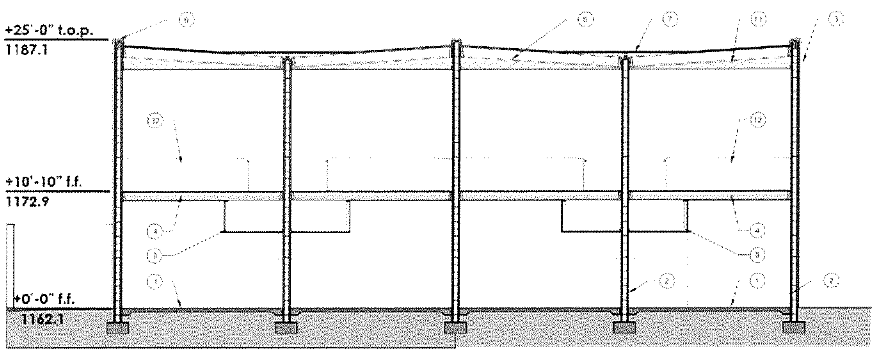
KEYNOTES

1. 4" CONCRETE SLAB ON GRADE
2. GREY CMU DEMISING WALL W/ FOOTING SANDBLAST FINISH
3. WEATHERED RIBBED METAL EXTERIOR RAINSCREEN
4. TJL FLOOR JOISTS @ 16" O.C.
5. TJL ROOF JOISTS @ 24" O.C.
6. WEATHERED PARAPET CAP TO MATCH RAINSCREEN
7. FOAM ROOF
8. INSULATED GLASS WINDOWS/DOORS
9. DRYWALL SOFFIT
10. ENTRY GARDEN
11. R30 BATT INSULATION MIN
12. BALCONY RAILING/MILLWORK BEYOND
13. VERTICALLY ORIENTED OPERABLE METAL LOUVER, FINISH TO MATCH RAINSCREEN



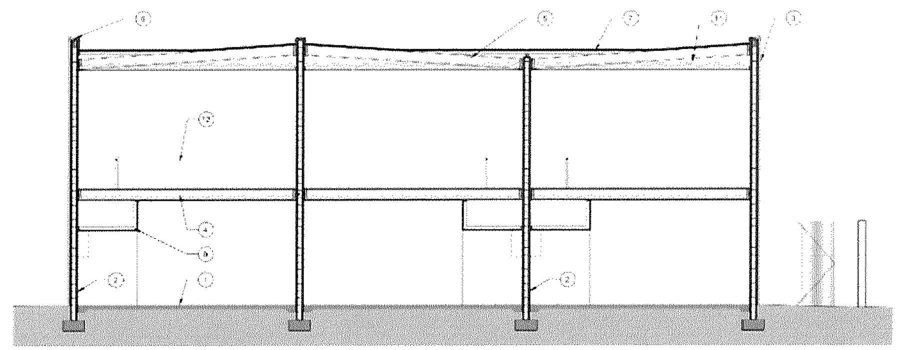
Building Section AA

scale: 3/16" = 1'-0"



Building Section BB

scale: 3/16" = 1'-0"



Building Section CC

scale: 3/16" = 1'-0"

CONCEPT 1037 LOFTS

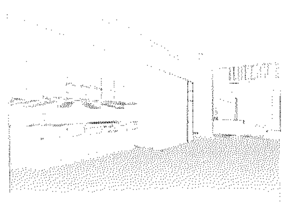
KEIRU

Conscious Development

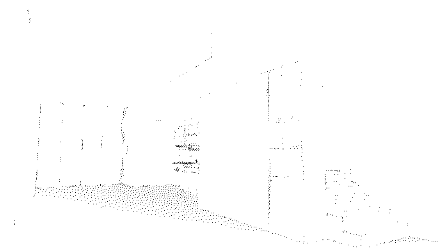
N.O. STUDIO

KEYNOTES

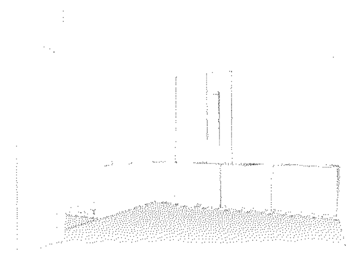
1. WEATHERED RIBBED METAL EXTERIOR RAINSCREEN
2. INSULATED OPERABLE GLASS WALL (CLEAR)
3. INSULATED GLASS DOORS (CLEAR)
4. INSULATED GLASS WINDOWS (CLEAR/TRANSLUCENT)
5. VERTICALLY ORIENTED OPERABLE METAL LOUVER FINISH TO MATCH RAINSCREEN
6. STORAGE/OPTIONAL SHOWER
7. MILLWORK
8. LINE OF FLOOR ABOVE
9. STEEL STAIR
10. MOVEABLE ISLAND UNIT
11. EXTERIOR WALL MOUNTED LIGHT FIXTURE ABOVE - SEE ELEVATIONS



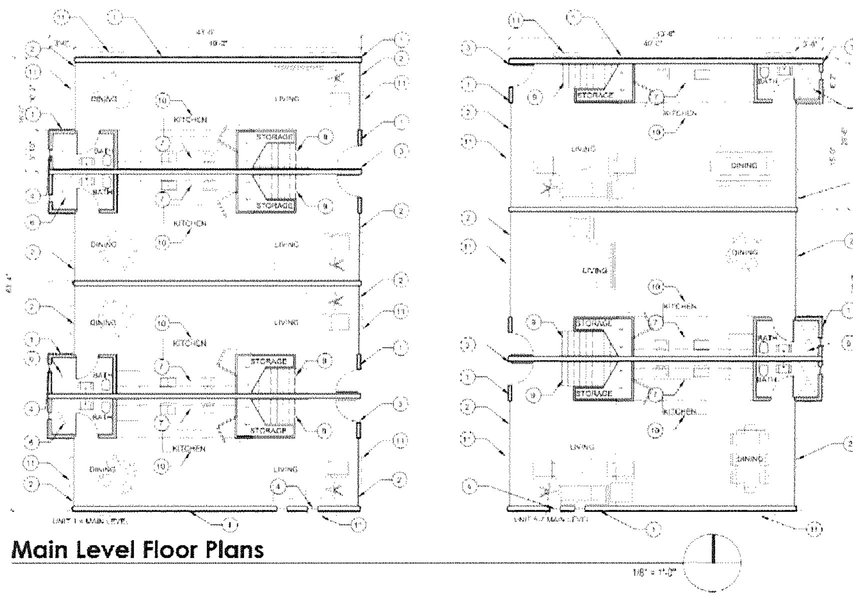
Interior Perspective Kitchen



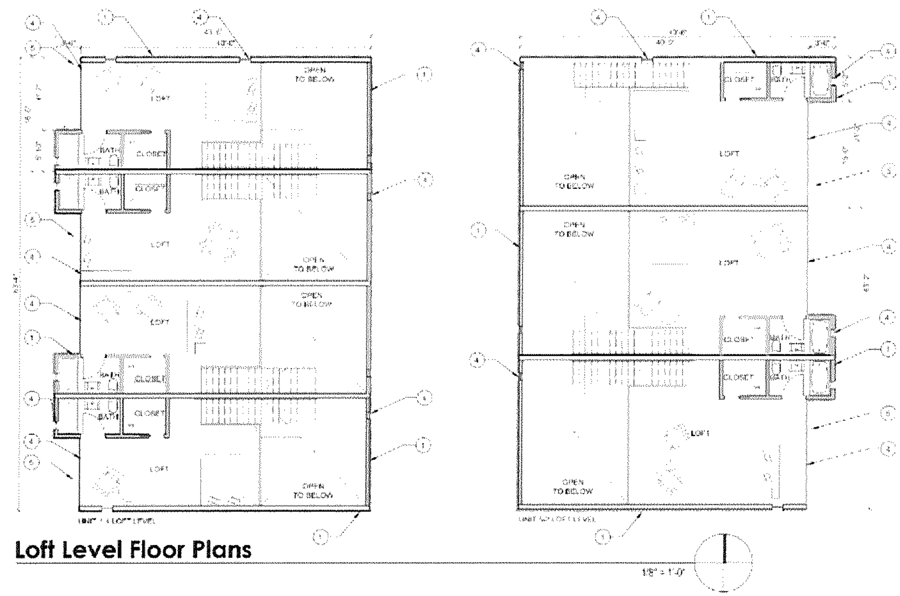
Interior Perspective Living



Interior Perspective Loft



Main Level Floor Plans



Loft Level Floor Plans

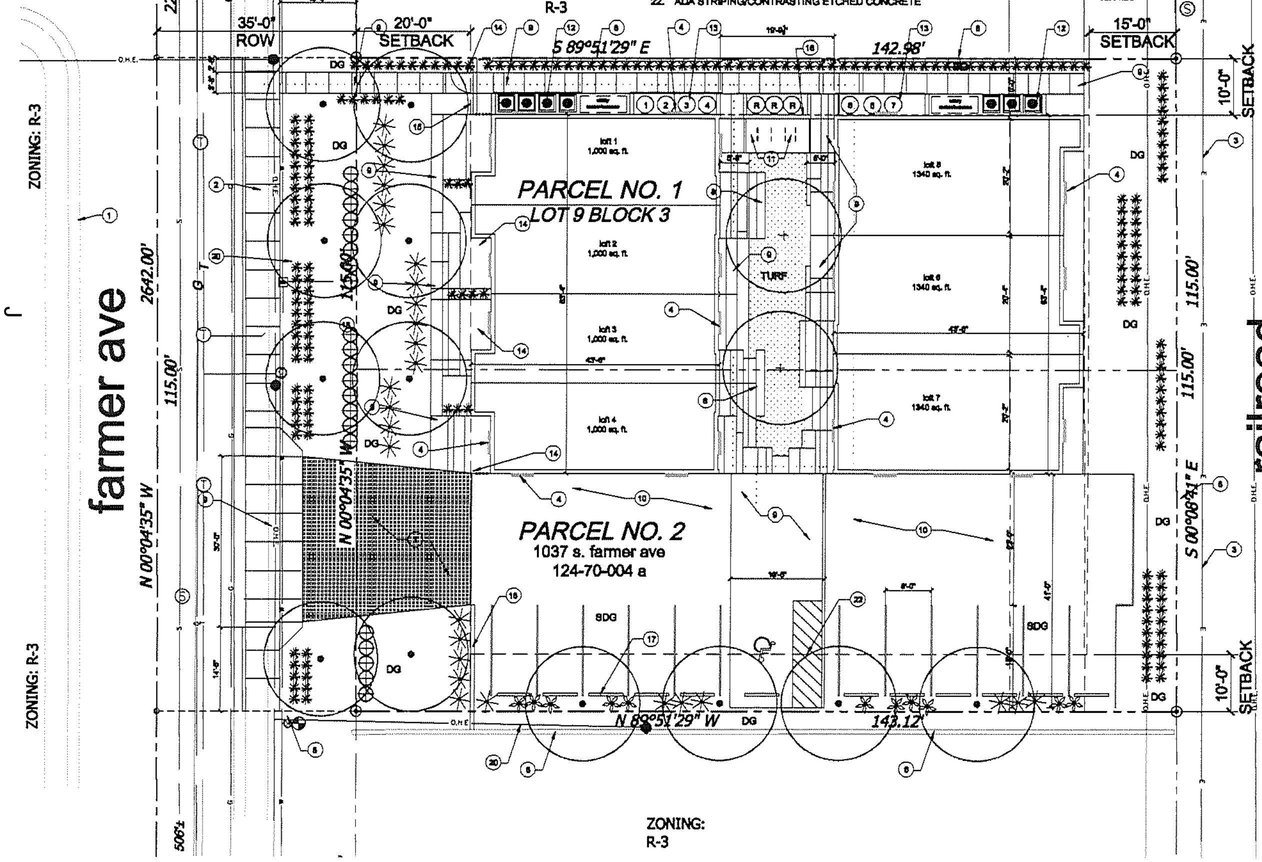
Concept 1037 Lofts - 1037 S. Farmer Ave.

KEIRU
Conscious Development

n.o. studio 5833 south 41st street, phx, az 85040 602.717.4885

KEYNOTES

1. EXISTING ROLLED CURB
2. NEW 6' SIDEWALK w/ VERTICAL CURB
3. EXISTING OVERHEAD HIGH TENSION POWER LINES
4. EXTERIOR WALL MOUNTED LIGHT FIXTURE REFER TO ARCH SITE PLAN
5. EXISTING FIRE HYDRANT.
6. EXISTING SITE WALL TO REMAIN
7. NEW TURF BLOCK DRIVE W/ DG FILL IN LIEU OF GRASS
8. NEW SEAT WALL / WATER FEATURE
9. NEW CONCRETE PAVING
10. NEW COMPACTED D.G. PARKING AREA w/ INTEGRAL STABILIZER MAT
11. BIKE PARKING
12. MECHANICAL UNITS
13. TRASH BINS w/ ROLLING SCREEN
14. GATE
15. MAIL BOXES
16. NEW 5' HIGH SCREEN WALL
17. STEEL PARKING BUMPER
18. NOT USED
19. NOT USED
20. EXISTING POWER AND PHONE LINES TO BE UNDERGROUNDED/REMOVED
21. 2"X2"X6' STEEL POST FENCE, NATURAL FINISH
22. ADA STRIPING/CONTRASTING ETCHED CONCRETE



CONCEPTUAL LANDSCAPE PLAN

1" = 10'-0"

SCALE: 1" = 10'

LANDSCAPE LEGEND

Contractor to furnish and install all plants and landscape material as shown on plans. All plant material to meet A.N.A. specifications and be of sound health and appearance. Confirm quantities on plans-plans take precedence over legend.

Botanical Name	Size	Quantity
Parkinsonia sp. 'Desert Museum' Desert Museum Palo Verde	24" Box 1-1/2" Caliper	12
Prosopis glandulosa 'Maverick' Thornless Honey Mesquite	48" Box 3-1/2" Caliper	2
Cereus sp. Mexican Fence Post	15 Gallon	0
Muhlenbergia rigida 'Nashville' Nashville Grass	5 Gallon	198
Muhlenbergia rigens Deer Grass	5 Gallon	26
Salvia clevelandii Cleveland Sage	5 Gallon	0
Justicia californica Chuparosa	5 Gallon	0
Opuntia sp. Indian Fig	5 Gallon 5 Pad Min.	0
Agave americana v. marginata Variegated Century Plant	5 gallon	11
Muhlenbergia capillaris Regal Mist Grass	5 Gallon	21

Turf by Sod - Bob Sod Turf

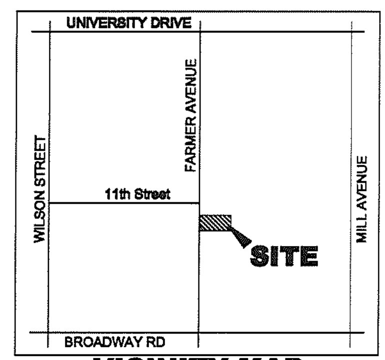
SDG — 2" thickness 1/4" minus stabilized decomposed granite-'Desert Mauve' over level and compacted subgrade in common areas between buildings-submit sample to LA

DG — 2" thickness 1/2" minus 'Desert Mauve' decomposed granite over level and compacted subgrade in landscape areas unless otherwise noted - trim drip tubing flush with top of raked gravel following installation- take care not to damage plants or irrigation

Note: Jute netting to be installed on all slopes greater than 4:1

LEGEND

- CONCRETE
- CURB & GUTTER
- NEW LANDSCAPE
- DG PARKING AREA
- TURF BLOCK PAVERS
- ACCESSIBLE ROUTE



VICINITY MAP

NOT TO SCALE

north

CONTACTS

architect:
no studio
contact: bill osborne
5833 s. 41st street
phoenix, az. 85040
602.717.4885

owner:
KEIRU Conscious Development
contact: cameron donnell
6725 n. rocking road
scottsdale, az. 85250
602.702.1392

landscape architect:
chris winters & associates
contact: chris winters
830 n. 3rd st.
phoenix, az. 85004
602.263.8868

CHRIS WINTERS & ASSOCIATES
landscape architecture
830 north 3rd street : phoenix arizona 85004
tel 602 266 5086 fax 602 263 8808 email cw@cwadesign.com

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 25841
CHRISTOPHER R. WINTERS
ARIZONA, USA

PLAN DATE - 4.03.2007

L1 LANDSCAPE PLAN

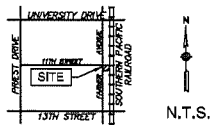
CONCEPTUAL GRADING AND DRAINAGE PLAN

1037 CONCEPT STUDIOS

1037 S. FARMER AVENUE
TEMPE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

VICINITY MAP



LEGEND

	SET 1/2" REBAR W/ CAP 16214 (UNLESS OTHERWISE NOTED)
	PROPERTY LINE
	CONCRETE SURFACE
	24 INCH ROLLED CURB
	WALL
	FENCE
OHE	OVERHEAD ELECTRIC LINE
G	UNDERGROUND GAS LINE
S	UNDERGROUND SEWER LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
	FIRE HYDRANT
	GAS MARKER (POSSIBLE GAS LINES IN AREA)
	GAS VALVE (POSSIBLE GAS LINES IN AREA)
	GATE POST
	POWER POLE
S	SEWER MANHOLE
T	TELEPHONE MANHOLE
M	WATER METER
	WATER VALVE
	FOUND CITY OF TEMPE BRASS CAP
RIM	MANHOLE COVER ELEVATION
ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR
FP	FINISHED PAD
FG	FINISHED GRADE
TC	TOP OF CURB
P	PAVEMENT
G	GUTTER
C	CONCRETE
SW	SIDEWALK
NG	NATURAL GROUND
FG	FINISHED GRADE
FL	FLOW LINE
MH	MANHOLE
GR	GRATE
INV	INVERT ELEVATION

TREE TABLE

LETTER	TREE TYPE	SIZE
(A)	PINE	14"
(B)	PINE	16"
(C)	PINE	20"
(D)	PALM	20"
(A)	PALM	24"
(F)	PALM	30"
(G)	UNKNOWN	14"
(H)	BARREL CACTUS	14"

UTILITY COMPANY SUBMITTAL

1. THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES AND THE WORK CONTAINED IN THESE PLANS HAS BEEN APPROVED BY THESE COMPANIES WITHIN THEIR AREA OF INTEREST. THE SIZE AND LOCATIONS, AS SHOWN, OF THE GAS, TELEPHONE AND POWER LINES, AND CONNECTIONS AGREE WITH THE INFORMATION CONTAINED IN THE UTILITY COMPANY'S RECORDS. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL PROVISIONS AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTIN FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

2. THE CITY WILL NOT PARTICIPATE IN THE COST OF CONSTRUCTION OF UTILITY RELOCATION.

SALT RIVER POWER DISTRICT	BECKY THOMAS COMPANY REPRESENTATIVE CONTACTED	602-236-0696	XXXXXXX DATE
SRVWUA	BOB MAURER COMPANY REPRESENTATIVE CONTACTED	602-236-2982	XXXXXXX DATE
ARIZONA PUBLIC SERVICE	JESSICA ALONZO COMPANY REPRESENTATIVE CONTACTED	602-493-4403	XXXXXXX DATE
QWEST COMMUNICATIONS	CHRIS LERTIQUI COMPANY REPRESENTATIVE CONTACTED	602-830-0492	XXXXXXX DATE
EL PASO NATURAL GAS CO	DENNIS SEAGARS COMPANY REPRESENTATIVE CONTACTED	602-438-4200	XXXXXXX DATE
SOUTHWEST GAS CO.	FRANCHISE DESK COMPANY REPRESENTATIVE CONTACTED	602-484-5306	XXXXXXX DATE
COX CABLE T.V.	TMC-DVZ-01 COMPANY REPRESENTATIVE CONTACTED	602-328-3554	XXXXXXX DATE
AIR PRODUCTS	GIL GARCIA COMPANY REPRESENTATIVE CONTACTED	361-1636	XXXXXXX DATE

PUBLIC QUANTITIES

THE QUANTITIES SHOWN HEREON ARE ESTIMATES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING.

DESCRIPTION	QUANTITY	UNIT

EARTHWORK QUANTITIES

QUANTITIES ARE ESTIMATES ONLY AND SHOULD NOT BE USED FOR BIDDING OR CONSTRUCTION PURPOSES. EARTHWORK QUANTITIES ARE 'RAW' AND DO NOT INCLUDE SHRINK OR SWELL ADJUSTMENTS.

CUT= C.Y.
FILL= C.Y.

CONSULTANTS

CIVIL ENGINEER
DESERT DEVELOPMENT ENGINEERING, LLC
10000 N. 31ST AVENUE, SUITE A109
PHOENIX, ARIZONA 85051
CONTACT: JOHN SHINSKE
(602) 997-2005

SURVEYOR
SOUTHWESTERN STATES SURVEYING
21415 N. 23RD AVENUE
PHOENIX, ARIZONA 85027
CONTACT: RANDY DELBRIDGE
(623) 869-0223

ARCHITECT
NO STUDIOS
563305. 41ST STREET
PHOENIX, ARIZONA 85040
CONTACT: BILL OSBORNE
(602) 717-4585

PROJECT DATA

OWNER
KORU CONSCIOUS DEVELOPMENT Arizona;
6725 N. ROCKING ROAD
SCOTTSDALE, ARIZONA 85250 Lot 6;
CONTACT: JASON ANDERSON
(520) 990-5441

PARCEL NUMBER
124-70-004A

LEGAL DESCRIPTION
PARCEL NO. 1
LOT 9, BLOCK 3, FARMER'S ADDITION TO TEMPE, ACCORDING TO BOOK 1 OF MAPS, PAGE 63, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2
BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 3, FARMER'S ADDITION TO TEMPE, ACCORDING TO BOOK 1 OF MAPS, PAGE 63, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE EAST ALONG THE SOUTH LINE SAID LOT 9, TO THE SOUTHEAST CORNER OF LOT 9; THENCE SOUTH 80 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4, FARMER'S ADDITION TO TEMPE; THENCE WEST 142.50 FEET ALONG THE NORTH LINE OF SAID LOT 1, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 80 FEET TO THE POINT OF BEGINNING.

SITE AREA
SITE CONTAINS 18,387 SQ. FT

FLOODZONE
ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 04013C2185 H, DATED SEPTEMBER 30, 2005, THIS SITE IS IN ZONE X (DOTTED), DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD."

BASIS OF BEARING
MONUMENT LINE OF FARMER AVENUE, USING A BEARING OF NORTH 00 DEGREES 04 MINUTES 35 SECONDS WEST.

BENCH MARK
SURVEY CONTROL MONUMENT NUMBER 144 BEING A MARICOPA COUNTY ALUMINUM CAP IN MANHOLE #35832 MARKING THE EAST QUARTER CORNER OF SECTION 21 AS SHOWN ON THE TEMPE, ARIZONA SURVEY CONTROL MAP, DATED MARCH 6, 2008 HAVING AN ELEVATION OF 1101.98, CITY OF TEMPE DATUM.

SURVEY NOTE
THESE PLANS ARE BASED ON BOUNDARY AND TOPOGRAPHIC DATA PREPARED BY SOUTHWESTERN STATES SURVEYING. THE ENGINEER, DESERT DEVELOPMENT ENGINEERING, LLC ASSUMES NO LIABILITY FOR ANY ERRORS ON THESE PLANS ARISING FROM ERRORS WHICH MAY BE WITHIN THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREON.

A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW EXISTING UNDERGROUND OBSTRUCTIONS AND UTILITIES BASED ON FIELD SURVEY DATA, AS-BUILTS, AND UTILITY MAPS FROM THE CITY AND VARIOUS UTILITY COMPANIES. HOWEVER, SUCH MAPS SHOULD NOT BE RELIED UPON AS 100% ACCURATE. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UNDERGROUND OBSTRUCTIONS AND UTILITIES (LOCATION, SIZE, DEPTH) AFFECTED BY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN SERVICES OF A PRIVATE UTILITY LOCATOR TO DETERMINE UTILITIES NOT LOCATED IN THE RIGHT OF WAY. CALL BLUESTAKE TO DETERMINE UTILITIES LOCATED IN THE RIGHT OF WAY. CONTACT DESERT DEVELOPMENT ENGINEERING, LLC FOR CONFLICTS WITH PROPOSED CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITIES ENCOUNTERED DURING CONSTRUCTION.

CALL TWO WORKING DAYS BEFORE YOU DIG
811 OR
1-800-STAKE-IT

SHEET INDEX

AS-BUILT INFORMATION IS INCLUDED IN THESE AREAS ON THIS SET OF DRAWINGS		PERMITS REQUIRED FOR THIS SET OF DRAWINGS
■ SEWER	■ FIRE LINE	X DRAINAGE
■ WATER	□ CITY IRRIG.	X PAVING
□ WATER-RECLAIMED	□ BIKE PATH	X WATER
■ STORM DRAIN/DRYWELL	□ LNDSCPE/SPRKLR	X SEWER
□ PAVING	□ STREET LIGHTS	— STREET LIGHTS
□ OFFSITE (C.G.SW.DW)	□ BUILDINGS	— FLOODPLAIN
■ GRADING/DRAINAGE		X OTHER W.R. FIRELINE
AS-BUILT PLANS CHECKED FOR FIELD CHANGES		PARCEL #
INSPECTOR: DATE:		PROJECT #

APPROVALS

CITY ENGINEER DATE

Desert Development Engineering, LLC
CIVIL ENGINEERING SERVICES
10000 N. 31st Avenue •Suite A109 •Phoenix, Arizona 85051
P. 602-997-2005 • F. 602-997-4005

JOHN A. SHINSKE 36880 REGISTERED PROFESSIONAL ENGINEER ARIZONA, U.S.A.

1037 CONCEPT STUDIOS
1037 S. FARMER AVENUE
TEMPE, ARIZONA

DESIGN: JAS
DRAWN: JAS
SCALE: N/A
DATE: MAR. '07
REVISIONS:
1
2
3

PROJECT NO.: 0707

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET: 1 OF 2

C1

K1

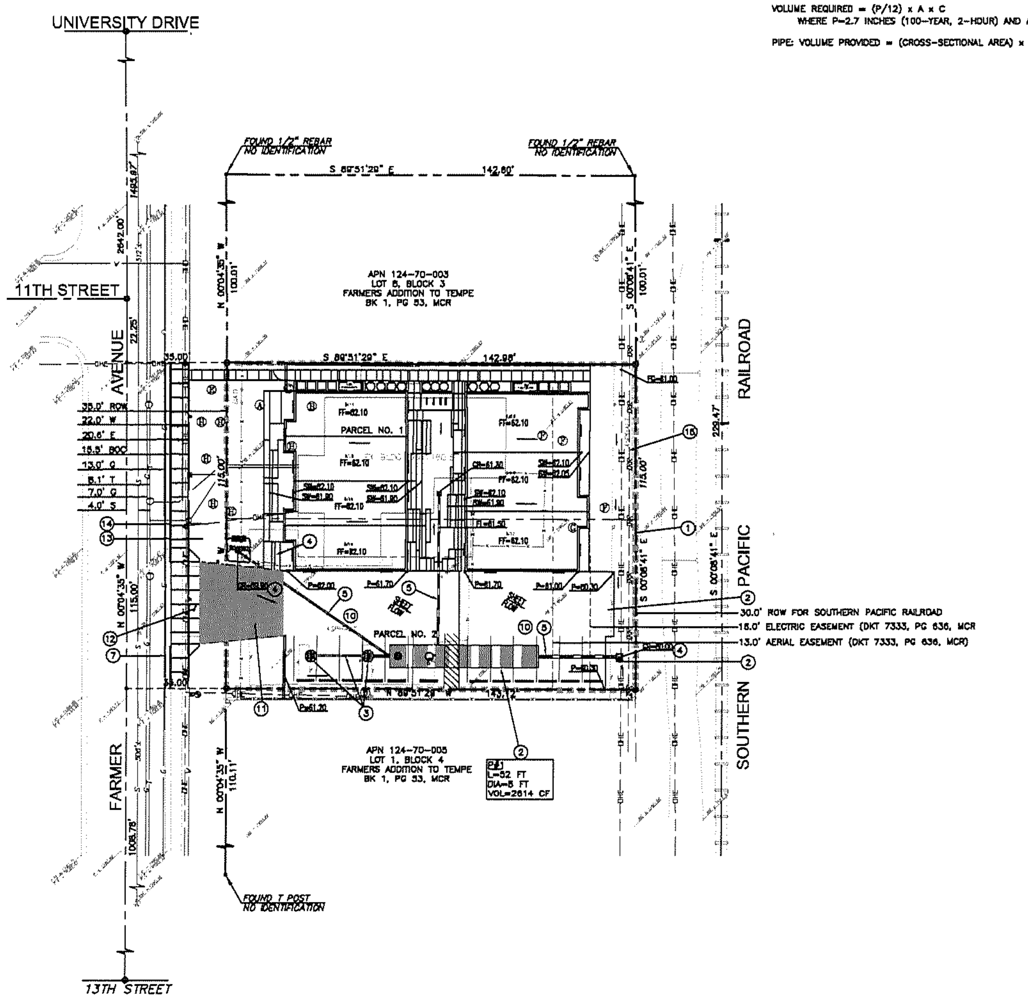
RETENTION CALCULATIONS

SEE DRAINAGE REPORT FOR MORE INFORMATION.

DRAINAGE AREA DATA					PIPE STORAGE				
DRAINAGE AREA I.D.	LAND USE	AREA (FT^2)	RUNOFF COEF. "C"	VOLUME REQUIRED (FT^3)	PIPE #	PIPE DIA (FT)	PIPE AREA (FT^2)	PIPE LENGTH (FT)	PIPE VOLUME (FT^3)
NET SITE	MULTI-FAMILY	18,451	0.70	2,591	P#1	8.00	50.27	52	2,614

VOLUME REQUIRED = (P/12) x A x C
WHERE P=2.7 INCHES (100-YEAR, 2-HOUR) AND A=AREA IN SF

PIPE: VOLUME PROVIDED = (CROSS-SECTIONAL AREA) x (LENGTH)



DEMOLITION

EXISTING HOUSE/STRUCTURES, PAVEMENT, AND UTILITIES TO BE REMOVED.

KEY NOTES

1. EXISTING WALL TO BE REMOVED.
2. PROPOSED 96" CSP UNDERGROUND RETENTION.
3. PROPOSED MAXWELL PLUS DRYWELL.
4. PROPOSED CATCH BASIN.
5. PROPOSED STORM DRAIN.
6. NOT USED.
7. EXISTING 4" HIGH ROLL CURB TO BE REPLACED WITH 6" CURB & GUTTER.
8. NOT USED.
9. PROPOSED CONVEYANCE BASIN.
10. PROPOSED DECOMPOSED GRANITE OVER PLASTIC GRID PARKING LOT.
11. TURF BLOCK WITH DECOMPOSED GRANITE.
12. PROPOSED DRIVEWAY C.O.T. STD. DTL. T-320.
13. EXISTING 4' SIDEWALK TO BE REMOVED.
14. PROPOSED 6' SIDEWALK.
15. EXISTING 12" CONCRETE IRRIGATION PIPE (CITY OWNED) TO REMAIN. EXACT LOCATION UNKNOWN, CITY TO PROVIDE LOCATION.

N

GRAPHIC SCALE
1 INCH = 20 FEET

Desert Development Engineering, LLC
CIVIL ENGINEERING SERVICES
10000 N. 31st Avenue • Suite A109 • Phoenix, Arizona 85051
P. 602-997-2005 • F. 602-997-4006

1037 CONCEPT STUDIOS

1037 S. FARMER AVENUE
TEMPE, ARIZONA

DESIGN: JAS
DRAWN: JAS
SCALE: 1"=20'
DATE: MAR. '07
REVISIONS:

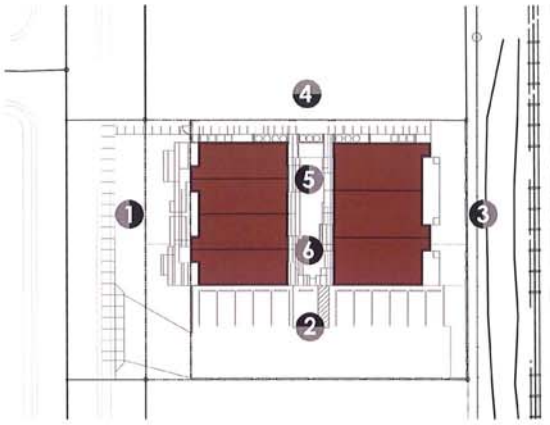
PROJECT NO.: 0707

CONCEPTUAL GRADING AND DRAINAGE PLAN

SHEET: 2 OF 2

C2

Farmer Ave. Perspective Elevation



Site Reference Plan

MATERIAL LEGEND

A. Grey CMU Block
B. Weathered Ribbed Metal Rainscreen
C. Naturally Aged Steel Accents
D. Naturally Aged Steel Louvers
E. Clear Glazing
F. Frosted Glazing
G. Clear Anodized Aluminum Stirefront

Proposed Material Palette

Concept 1037 Lofts

N.O.STUDIO 5833 south 41st street phx, az 85040 602.717.4585

KEIRU Conscious Development